

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE
TYLER STRADLING

GREG HITCHENS
DIANNE von BORSTEL

July 13, 2010
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of items listed on Public Hearing Agenda
- B. Zoning Administrator Update:
 - 1. Zoning Code Re-write

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE JUNE 8, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA10-013 256 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the TCB-2 zoning district. (PLN2010-00058) **Continued from the June 8th, 2010 meeting.**

Staff Planner: Tom Ellsworth/Gordon Sheffield

Staff recommendation: Continuance to the August 10, 2010 meeting.

Board decision: Continued to the August 10, 2010 meeting.

2. BA10-020 845 East Grandview Street (Council District 1) – Requesting a variance to: 1) allow a shade structure encroach into a required setback; 2) a detached accessory structure to exceed the maximum height allowed in a side yard; and 3) a detached accessory structure to exceed the maximum floor area allowed in a side yard, all in the R1-7 zoning district. (PLN2010-00081) **Continued from the June 8th, 2010 meeting.**
- Staff Planner: Tom Ellsworth
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
3. BA10-021 1336 East Harvest Street (Council District 1) – Requesting a variance to allow an addition to encroach into a required setback in the R1-6 zoning district. (PLN2010-00088) **Continued from the June 8th, 2010 meeting.**
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *4. BA10-030 313 South Pioneer Street (Council District 2) – Requesting a Substantial Conformance Improvement Permit to allow the division of land in the R-3 zoning district. (PLN2010-00106) **Continued from the June 8th, 2010 meeting.**
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *5. BA10-041 6003, 6033, 6063 East Arbor Ave (Council District 6) - Requesting Special Use Permit to allow the expansion of an Assisted Living Facility in the R-4 zoning district. (PLN2009-00259)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *6. BA10-042 1621 North Pasadena (Council District 1) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the R1-6 zoning district. (PLN2010-00153)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *7. BA10-043 1515 South Power Road (Council District 6) - Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the C-2-DMP zoning district. (PLN2010-00159)
- Staff Planner: Tim Lillo
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)

- *8. BA10-044 737 West Guadalupe Road (Council District 3) - Requesting a Special Use Permit to allow a Commercial Communication Tower to exceed the maximum height allowed in the M-1 zoning district. (PLN2010-00016)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
9. BA10-045 2348 West Catalina Ave (Council District 3) - Requesting a Variance to allow a residential addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00165)
- Staff Planner: Tim Lillo
Staff recommendation: Denial
Board decision: [Continued to the August 10, 2010 meeting.](#)
- *10. BA10-046 25 North Extension Road and 755 West Pepper Place (Council District 3) - Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing furniture bank in the C-3 zoning district. (PLN2010-00171)
- Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
11. BA10-047 2321 East Birchwood Ave (Council District 4) – Requesting a Variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00192)
- Staff Planner: Tom Ellsworth
Staff recommendation: Denial
Board decision: [Continued to the August 10, 2010 meeting.](#)
- *12. BA10-048 660 West 8th Street (Council District 1) – Requesting a Variance to allow a reduction in the side yard setback in the R-3 zoning district. (PLN2010-00193)
- Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *13. BA10-049 33 West Broadway Road (Council District 1) - Requesting: 1) a Variance to allow reduced landscape material quantities in the front yard; and 2) a Special Use Permit for Comprehensive Sign Plan; both in the TCB-2 and M-2 zoning district. (PLN2010-00205)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)

14. BA10-050 1 – 270 West Main Street (Council District 4) - Requesting a Special Use Permit to allow a Special Event to exceed the number of events allowed in a calendar year in the TCC zoning district. (PLN2010-00204)

Staff Planner: Brandice Elliott

Staff recommendation: Approval with conditions

Board decision: Continued to the August 10, 2010 meeting.

15. BA10-051 2049 North Ashbrook (Council District 1) - Requesting: 1) a Variance to allow an encroachment into the rear yard; and 2) a Special Use Permit for Accessory Living Quarters; both in the R1-9 zoning district. (PLN2010-00198)

Staff Planner: Brandice Elliott

Staff recommendation: Denial

Board Decision: Denial

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.